

**RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: MINOR MODIFICATIONS OF URBAN RENEWAL PLAN
DISPOSITION PARCEL 34
SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56**

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, was adopted by the Boston Redevelopment Authority on September 23, 1965, and approved by the City Council of the City of Boston on December 6, 1965; and

WHEREAS, Section 1201 of Chapter 12 of said Plan entitled: "Modifications" provides that the Urban Renewal Plan may be modified at any time by the Boston Redevelopment Authority without further approval provided that the proposed modifications do not substantially or materially alter or change the Plan; and

WHEREAS, Section 602, Table A of the said Urban Renewal Plan, entitled "Land Use and Building Requirements" sets forth standards for Minimum Height, Maximum Height, and Maximum Net Density for Parcel 34; and

WHEREAS, the proposal submitted by Brightmoor Terrace, Inc., deviates from these requirements in minor fashion;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Section 602, Table A of the South End Urban Renewal Plan entitled "Land Use and Building Requirements", is hereby modified by decreasing "Minimum Height" from "24 feet" to "18 feet".
2. That said Section 602, Table A, is hereby further modified by increasing "Maximum Height" from "40 feet" to "85 feet".
3. That said Section 602, Table A is hereby further modified by increasing "Maximum Net Density" from "40 d.u. per acre" to "50 d.u. per acre".
4. That the proposed modifications of said Plan are found to be minor modifications which do not substantially or materially alter or change the Plan.
5. That all other provisions of said Plan not inconsistent herewith be and are continuing in full force and effect.

MEMORANDUM

DEC 17 1970

TO: Boston Redevelopment Authority

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FROM: John D. Warner, Director

SUBJECT: MINOR MODIFICATIONS OF URBAN RENEWAL PLAN
DISPOSITION PARCEL 34
SOUTH END URBAN RENEWAL PLAN

Summary: This memorandum requests that the Authority approve minor modifications of the South End Urban Renewal Plan relating to the maximum height, minimum height, and density requirements for Parcel 34.

The Redeveloper of Parcel 34 in the South End Urban Renewal Area, Brightmoor Terrace, Inc., has submitted a proposal for the construction of 180 units of Section 236 low-moderate income housing. The proposal deviates in minor fashion from the present requirements of the Urban Renewal Plan as to height and density. Since the proposal is desirable and imaginative and has been approved by the Department of Urban Design, it is appropriate to effect minor modification of the Plan at this time.

Specifically, the changes requested in this memorandum are as follows:

- 1) Modify Section 602, Table A by reducing the minimum height for Parcel 34 from 24 to 18 feet;
- 2) Modify Section 602, Table A by increasing the maximum height from 40 to 85 feet;
- 3) Modify Section 602, Table A by increasing the maximum net density from 40 to 50 d.u./acre.

The increase in net density is necessary because the current proposal calls for almost 80% one and two bedroom units, and represents a decrease over earlier proposals in the number of people living in the development. An increase in the total number of units will maintain an adequate mortgage amount to ensure the economic feasibility of the proposal.

The increase in maximum height will permit most of the units to be contained in a few medium high rise elevator buildings.

This in turn will reduce the ground coverage of the construction and will mean an increase in available open space. As a result, not only will adequate parking be provided, but also extensive landscaped areas, play areas for children, and outdoor sitting areas for adults.

The decrease on minimum height will permit the construction of low-rise townhouses to accomodate a few large family units. In this way, those families with the largest number of children will have private ground-floor entrances and exits to their apartments, and will each have private yard space to meet the recreational needs of their children.

In the opinion of the General Counsel, the proposed modifications are minor and do not substantially or materially alter or change the Plan. They may, therefore, be effected by Vote of Authority pursuant to Section 1201 of the Urban Renewal Plan.

I therefore recommend that the Authority adopt these minor modifications of the South End Urban Renewal Plan, as to the height and density requirements for Parcel 34.

An appropriate Resolution is attached.

Attachment.